

Charming village property full of character with a garden and outbuildings !



## INFORMATION

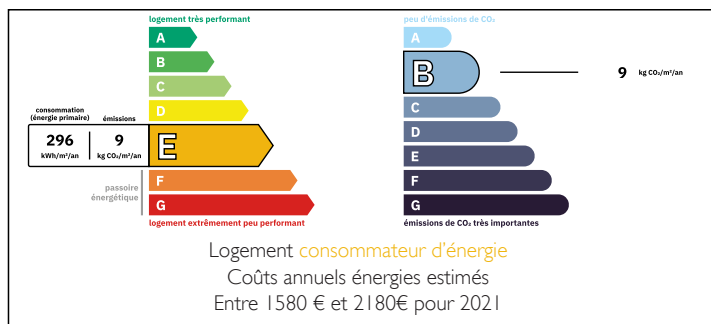
Town:	Roussines
Department:	Charente
Bed:	2
Bath:	1
Floor:	106 m2
Plot Size:	638 m2

## IN BRIEF

This gorgeous 2 bedroom property is ideal as a holiday home or a main residence. Thanks to the attached barn (22m2 downstairs and also 22m2 upstairs) the property could easily be made bigger. The garden which is just on the other side of the lane is ideal to enjoy the french life style thanks to its terrasse! You will also find a garage and a well. Ready to move into straight away, a visit is highly recommended !



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 749 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This lovely attached property consists of :

Ground floor :

- Kitchen with wood burner (33m<sup>2</sup>)
- Living room with a pellet burner and the original stairs kept as a feature (also functional). (22m<sup>2</sup>)

Upstairs :

- Bedroom (10,2m<sup>2</sup>) with its velux
- Bedroom (12,6m<sup>2</sup>) with its velux
- Bathroom with shower and a bath (6,9m<sup>2</sup>)
- Office space that can also be used as a bedroom (11m<sup>2</sup>)

Outbuildings :

- Attached barn (22m<sup>2</sup>) with an upstairs
- Garage with a concrete floor (27m<sup>2</sup>)

Extra information :

- Double glazed windows
- Heating : Wood burner, pellet burner, electric heaters and a reversible heat pump in the kitchen and main bedroom.
- Septic tank conforming
- Well with a pump so that can be used.

The property is in a village just a few km from Roussines. Roussines is ideally situated with the lakes close by (10min drive), an international Golf course (5min drive) and its french vibrant towns such as Montbron (10minutes) and la Rochefoucauld with its castle and bigger shops ( 20minutes). Angoulême (trains and big city) is 40minutes away and Limoges (with its airport and trains) is just 1 hour away.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>